

1 personal radio services, and, probably, I
2 would say, the major portion is the fact
3 that we've actually defined those terms.
4 The gentleman is here, who helped us.
5 If you look at Attachment A,
6 Mr. Calderon --
7 MR. CALDERON: Yes.
8 MR. RIEL: -- helped us greatly, and
9 worked, actually, in association with the
10 City Attorney's Office and outside legal
11 counsel in re-writing these regulations.
12 Mr. Calderon's more than welcomed to
13 come up and make some comments. Staff
14 recommends approval and this will then
15 proceed to the Commission.
16 MR. BEHAR: Eric, a question. The
17 height -- all the requirements stay the
18 same?
19 MR. RIEL: Yes.
20 MR. BEHAR: Still go through all --
21 the Board of Architects for approval and
22 everything?
23 MR. RIEL: Yes.
24 MR. BEHAR: Motion to approve.
25 MR. COE: Second.

1 MR. FLANAGAN: Second.
2 THE CHAIRMAN: A motion and a second.
3 Do we have any input from the public? If
4 there's no discussion, we'll just bring it
5 to a vote.
6 If you'd like to come up --
7 MR. RIEL: Just come up and introduce
8 yourself.
9 THE CHAIRMAN: But make them -- please
10 make them very brief.
11 MR. CALDERON: I'll make it very brief.
12 THE CHAIRMAN: So we can approve this,
13 presumably.
14 MR. CALDERON: Very briefly. Just to
15 explain to you who the ARL are. They are
16 the organization that covers all amateur
17 radio operators in the US. It's
18 approximately -- out of the 700,000, they
19 cover 260,000 and, here, in Coral Gables,
20 members of the ARL, we're 168. That's all.
21 And, basically, it's that -- the
22 approval, we're in favor of it, because
23 it's for the safety of the City and the
24 participants.
25 THE CHAIRMAN: Thank you very much.

1 MR. COE: Move the question, Mr. Chairman.
2 THE CHAIRMAN: Motion and a second to
3 approve the Zoning Code Text Amendment to
4 Article 5, Division 20. No -- hearing no
5 discussion, let's call the vote, please.
6 MS. MENENDEZ: Jack Coe?
7 MR. COE: Yes.
8 MS. MENENDEZ: Jeff Flanagan?
9 MR. FLANAGAN: Yes.
10 MS. MENENDEZ: Javier Salman?
11 MR. SALMAN: Yes.
12 MS. MENENDEZ: Eibi Aizenstat?
13 MR. AIZENSTAT: Yes.
14 MS. MENENDEZ: Robert Behar?
15 MR. BEHAR: Yes.
16 MS. MENENDEZ: Tom Korge?
17 THE CHAIRMAN: Yes.
18 Next Item is the Zoning Code Text
19 Amendment - Article 5, Division 16,
20 entitled "Roofs."
21 MR. RIEL: Again, this is an amendment
22 to the Zoning Code. It doesn't have to do
23 with metal roofs, I can tell you that.
24 Let me go ahead and turn it over to
25 Carlos Mindreau, the City Architect. This

1 is -- the next two items on the agenda were
2 items that were requested by the Building
3 and Zoning Department.
4 THE CHAIRMAN: For the record, just
5 note that Pat Keon has arrived.
6 MR. MINDREAU: This text amendment --
7 this text amendment contains the addition
8 of a paragraph to Article -- Section 51602,
9 and subsequently, in addition, Paragraphs A
10 and B of Section 51603.
11 And, in essence, without reading it
12 for you, because you're capable of doing
13 that, but Paragraph G would expand Section
14 51602, to include buildings in the area --
15 particularly in the areas that are in the
16 flood zone district, in which the heights
17 of buildings is 39 feet, it would allow
18 them -- the Code currently allows for a
19 rooftop terrace over the first floor
20 portion of a two-story building.
21 This simply would allow a rooftop
22 terrace over the two-story portion of
23 two-story buildings, in the areas of the
24 flood zone, which are typically ocean --
25 have the capability to view the ocean from

9

1 a higher vantage, without -- which would
2 allow the architecture to develop turrets
3 or other elements that might be on a -- on
4 a more classical viewpoint or that would
5 allow flat roof terraces, without
6 increasing the height of a building, and
7 allowing for this architectural element
8 to -- to be part of the vocabulary that we
9 can use in -- particularly in those areas.

10 In all cases, the limitation is the
11 allowable height that's pertinent to the
12 land use for the specific houses. So
13 that's not altering at all.

14 The portions that are altering Section
15 51603 simply include the -- it's really
16 just clarifying the issue of the text. The
17 text isn't quite clear, that in the areas
18 in which the maximum height of a building
19 is 29 feet, it -- it defines the rooftop of
20 the flat areas as 24, with a parapet at
21 26.5. It doesn't address the fact that in
22 areas that are flood zones, in which the
23 height of a building is 39 feet, we should
24 also allow rooftops that have a parapet at
25 36.5 and a rooftop at 34. That's the

10

1 essence of -- of this amendment to Article
2 5.

3 MR. AIZENSTAT: We're not increasing
4 any heights or any --

5 MR. MINDREAU: We're not increasing
6 height. We are merely clearly increasing
7 the vocabulary by which you can get to
8 that.

9 THE CHAIRMAN: Is there any discussion?
10 Is there anybody from the public who
11 wishes to speak on this?

12 MR. SALMAN: No, from the public.

13 MR. COE: The general public. I don't
14 think you qualify for that.

15 MR. SALMAN: Thank you, Jim.

16 THE CHAIRMAN: Any questions for the
17 City Architect? No?

18 MR. COE: Move approval, Mr. Chairman.

19 MR. BEHAR: Second.

20 THE CHAIRMAN: Motion to approve and
21 second it. Any discussion on the motion?
22 Hearing none, we'll call the roll on that,
23 please.

24 MS. MENENDEZ: Jeff Flanagan?

25 MR. FLANAGAN: Yes.

11

1 MS. MENENDEZ: Javier Salman?

2 MR. SALMAN: Yes.

3 MS. MENENDEZ: Pat Keon.

4 MS. KEON: Yes.

5 MS. MENENDEZ: Eibi Aizenstat?

6 MR. AIZENSTAT: Yes.

7 MS. MENENDEZ: Robert Behar?

8 MR. BEHAR: Yes.

9 MS. MENENDEZ: Jack Coe?

10 MR. COE: Yes.

11 MS. MENENDEZ: Tom Korge?

12 THE CHAIRMAN: Yes.

13 The next item on the agenda is Zoning
14 Code Text Amendment - Article 5, Division
15 24, "Walls and fences."

16 MR. MINDREAU: Again, to -- let me
17 reiterate what the text amendment says.
18 Essentially, this came to our attention,
19 that there were a lot of areas of the City
20 in which the garden concept was being lost,
21 because of the definition of the sidewalk
22 by walls, people enclosing the entirety of
23 their properties with walls.

24 Go -- driving and taking a visual
25 survey of these areas of the City, it

12

1 became relatively evident to me that this
2 may be true, but particularly true in areas
3 in which you have fifty-foot lots.

4 When you have a fifty-foot lot, you
5 know, several contiguous, and you begin to
6 build four-foot walls, with two feet of --
7 of iron on top of it, all of a sudden, the
8 street gets defined in a -- in sort of a
9 canyon sort of way, and we felt that this
10 may indeed be an issue.

11 At the -- at the time that we became
12 aware of this issue, we were also
13 contemplating the fact that at the triangle
14 of visibility, again, in the short areas,
15 the walls that were allowed to be four-foot
16 were in violation of that. So we were
17 having to figure out a way to overcome that
18 by using convex mirrors, et cetera.

19 At that point, it became evident what
20 we should do with this text amendment was
21 to limit the height of the masonry portion
22 of enclosing elements to thirty inches,
23 from the forty-eight, still allowing you to
24 have metal from the thirty inches up to six
25 feet, so that you could have the protection